

Application Narrative for:

Whisper Rock

Unit 6 – Preliminary Plat

WHISPER ROCK PROJECT HISTORY.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. During the last six years, both golf courses [Whisper Rock Golf Club] and clubhouse facilities have been constructed. The Development Review Board approved the Master Environmental Design Concept Plan for the entire community in 1999. Preliminary and / or final plats have also been approved and / or recorded for most of the residential neighborhoods within the community, collectively, "Whisper Rock – The Estates". Additionally, At this time, the development of the Whisper Rock community is in the final stages.

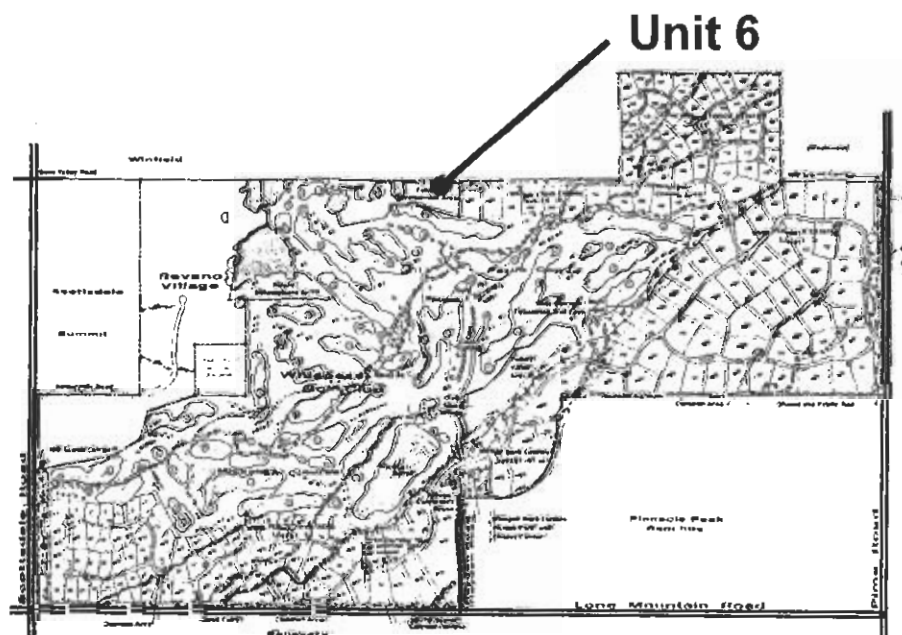
SUMMARY OF PROPOSED REQUEST.

This application is a request for preliminary plat approval of the next phase of Whisper Rock – The Estates, Unit 6. This request includes:

- Preliminary Plat. Approval of an R1-43 site plan for five custom home sites and development envelopes.
- Amended Development Standards. Approval of previously adopted development standards.
- ESL Landform Line Adjustment. Approval of minor modification to the Hillside landform line.

WHISPER ROCK COMMUNITY - LOCATION MAP.

[NTS]



Whisper Rock

Unit 6 – Preliminary Plat

06/15/05

ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

Unit 6 of Whisper Rock is located within both Hillside and Upper Desert Landforms in the Environmentally Sensitive Lands [ESL] district of Scottsdale. Numerous boulder outcroppings are scattered throughout this planning area. All NAOS requirements will be based on the landform conditions described within the ESL ordinance. Note: Whisper Rock is subject to the original 1991 version of the ESL ordinance.

Topography & Slope.

The topography for this parcel is gently undulating as the site falls from the north to the south. The site is bisected by few small, local washes that flow through the property in a southerly direction.

A slope analysis for Unit 6 of the Whisper Rock site has been prepared by Gilbertson Associates, Inc. and has been submitted for city staff review. The required amount of NAOS is indicated on those plans.

Vegetation/Site Features.

The site is typical of the upper Sonoran desert areas of north Scottsdale. It features a diverse mix of desert trees, shrubs, ground covers and cactus. The predominant tree species is the palo verde tree while creosote, bursage and jojoba are the main shrubs. Saguaro and cholla are found throughout the site also. A majority of the plant concentrations, especially the trees, very predictably follow the wash corridors. A native plant inventory of the site has been previously performed and submitted with this application.

Hydrology Analysis.

Gilbertson Associates, Inc. has prepared a thorough analysis of the community hydrology. Their analysis and subsequent master plans have been submitted under separate cover.

Archaeology Survey.

A preliminary archaeological survey and report has been prepared for the entire Whisper Rock site by Archaeological Consulting Services, Ltd. [a more detailed "follow-up" archaeological analysis was performed by S.W.C.A., Inc.]. Per the S.W.C.A. report and field testing, no further evaluation or study is required.

PROPOSED REQUEST.

Preliminary Plat. This application is a request for approval of the next phase of residential development within the Whisper Rock community – Unit 6. Five lots, approximately one-acre in size, are proposed as allowed with the underlying R1-43 ESL zoning. Consistent with previous phases of Whisper Rock Estates, each lot will feature a conceptual development envelope that will be monitored by the Whisper Rock Architectural Review Panel. Development envelopes are likely to range from 25,000 to 30,000 square feet in area [plus driveway allowances] which leaves nearly 50% of the lot as natural area. Final development envelope delineation will be determined by the design team prior the sale of the lot.

Whisper Rock

Unit 6 – Preliminary Plat

06/15/05

Amended Development Standards. Minor amendments to the R1-43 development standards are also requested with this application. The proposed amended standards are consistent with those already approved by the Development Review Board for Units 1, 2, 3, 4, and 5 [see appendix].

NOTE: These proposed amendments do not result in additional units or density for this plat.

ESL Landform Line Adjustment. Request for minor Hillside Landform line adjustments based on thorough analysis of the site conditions by the applicant, city staff and a registered Arizona geologist. The landform line was originally delineated by city staff using regionally scaled maps. Actual evaluation of the site conditions at a micro-scale suggest inconsistencies with mapped alignment. These adjustments were evaluated and supported by the Project Coordination staff and reinforced through a more scientific analysis by Geologic Consultants, Inc. [See supplemental report submitted with this application].

NOTE: The proposed re-alignment of the Hillside Landform line does not result in additional units or density for this plat.

OTHER PLANNING CONCEPTS.

Design Guidelines and C. C. & R.'s. Community design guidelines and C. C. & R.'s have been developed for Whisper Rock – The Estates and will be applied to this phase of the community with the approval of the final plat.

Master Environmental Design Concept Plan. A Master Environmental Design Concept Plan [MEDCP] was previously approved by the Development Review Board. Unit 6 of Whisper Rock will adhere to the community theme elements [site architecture and landscape] that are included in that document.

Landscape, Revegetation and Landscape Lighting. This site will feature a significant amount of undisturbed natural landscape. Areas disturbed during construction of roads and/or other utilities will be revegetated pursuant to the approved MEDCP. A summary of that program is included in the appendix of this report.

Trails & Bicycle Facilities. As identified in the approved MEDCP and zoning stipulations, public multi-use trails will be located within several Vista Corridor washes in the community as well as perimeter trails around the project. All of these trails provide connections to regional multi-use trails in the area.

Engineering Master Plans. Master Plans for water, waste water, circulation, drainage and NAOS have been continuously updated over the course of development of the Whisper Rock community. These reports are on file with the Project Coordination department.

Phasing. Unit 6 of Whisper Rock will be built in one phase.

Whisper Rock

Unit 6 – Preliminary Plat

06/15/05

Unstable Slopes and Boulder Rolling. No unstable slopes and / or boulder rolling conditions are present within Unit 6 as determined by Geologic Consultants, Inc. [refer to geology report for more detailed information].

AMENDED DEVELOPMENT STANDARDS JUSTIFICATION.

Section 7.857.A [Amended Standards] of the original 1991 ESL ordinance allows for the "Administrative Approval" of Amended Development Standards [ADS] concurrently with the preliminary plat approval process for properties within the ESL district. As stated above, the applicant seeks modest amendments to the existing development standards to allow for planning and engineering creativity, environmental sensitivity and preservation of the boulder outcrops and Vista Corridor washes present within the community.

NOTE: The proposed amended standards are consistent with those already approved by the Development Review Board with Units 1, 2, 3, 4 and 5 [see appendix]. Additionally, flag lots may be utilized as allowed in the City's ESL ordinance.

Rationale & Benefits. The Whisper Rock site features a wide variety of vegetation, undulating topography, major and minor washes and other unique site features. As such, the various development envelope and lot layouts were designed to accommodate and preserve as many of these elements as possible. Significant site features include the boulder outcrops and washes that bisect the property. The neighborhood layouts have been designed to minimize the disturbance to these elements while maximizing the relationship to these amenities. Varied lot sizes and widths allow more flexibility in the layouts and accommodate roadway alignments that are more compatible with the undulating terrain.

The proposed lot size adjustments will not be utilized on every lot. In order to respond to the site characteristics described above, some lots will be smaller than the standard minimum lot size. The reductions allow for design flexibility for home site locations and roadway placement. Specific benefits of these minor amendments include:

- Accommodation of Vista Corridor washes that traverse the Whisper Rock community. Many of the washes range in size from 50 to over 200-feet in width.
- Provision of meandering street layouts that more closely follow the topography.
- Development envelope configurations that maximize NAOS in locations with important natural features.
- Preservation of significant habitat areas.
- Preservation of significant boulder outcrops present on-site.
- Maintain a standard review and enforcement of consistent and identical standards for all neighborhoods within Whisper Rock.

The master developer of the project has also developed self-imposed height restrictions on all of the homes within Whisper Rock. These will be applied to Unit 6 as a part of the community C. C. and R.'s.

Whisper Rock

Unit 6 – Preliminary Plat

06/15/05

NEIGHBORHOOD CONTACT & INPUT.

Over the last six years, Grayhawk Development and their representatives have met on numerous occasions to involve the local neighbors and neighborhood organizations in the development of the various master plans for the Whisper Rock community. This high level of communication and interaction has resulted in public hearings with little or no opposition to the various proposals presented by the development and planning team for Whisper Rock. Communications with adjacent neighbors and associations will be on-going through the course of the development.

SEC. 5.100. R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT.

Sec. 5.101. Purpose.

This district is intended to promote and preserve residential development. Large lots are required to maintain a low density of population. The principal land use is single-family dwellings and uses incidental or accessory thereto together with required recreational, religious and educational facilities.

Sec. 5.103. Approvals required.

Prior to development of any municipal use, or any use requiring a conditional use permit, development review board approval shall be obtained as outlines in article I, section 1.400 hereof.

Sec. 5.104. Property development standards.

The following property development standards shall apply to all land and buildings in the R1-43 district:

A. Lot area.

1. Each lot shall have a minimum lot area of not less than ~~forty-three thousand [43,000]~~ **THIRTY-EIGHT THOUSAND [38,000]** square feet.
2. If a parcel of land or a lot of record in separate ownership has less width or area than herein required and has been lawfully established and recorded prior to the date of the passage of this ordinance, such lot may be used for any purpose permitted in this section.

B. Lot dimensions.

Width. All lots shall have a minimum lot width of ~~one hundred fifty [150]~~ **ONE HUNDRED FORTY [140]** feet. "FLAG LOTS", CUL-DE-SAC LOTS OR OTHER UNIQUE LOTS MAY HAVE A MINIMUM WIDTH OF ONE HUNDRED AND TWENTY FEET MEASURED PER CITY ORDINANCE DEFINITION. THE MINIMUM LOT WIDTH OF THE MAIN PART OF THE LOT SHALL BE ONE HUNDRED FORTY [140] FEET.

C. Density. There shall be not more than one [1] single-family dwelling unit on any one [1] lot.

D. Building height. No building shall exceed thirty [30] feet in height, except as otherwise provided in article VII.

Whisper Rock

E. Yards.

1. Front Yard.

- a. There shall be a front yard having a depth of not less than ~~forty [40]~~ THIRTY [30] feet.
- b. Where lots have a double frontage on two [2] streets, the required front yard of ~~forty [40]~~ THIRTY [30] feet shall be provided on both streets.
- c. On a corner lot, the required front yard of ~~forty [40]~~ THIRTY [30] feet shall be provided on each street. No accessory buildings shall be constructed in a front yard.
Exception: On a corner lot which does not abut a key lot or an alley adjacent to a key lot, accessory buildings may be constructed in the yard facing the side street.

2. Side Yard. There shall be a side yard of not less than twenty [20] feet on each side of a building.

3. Rear Yard. There shall be a rear yard having a depth of not less than thirty-five [35] feet.

4. Other requirements and exceptions as specified in article VII.

F. Distance between buildings.

1. There shall be not less than ten [10] feet between an accessory building and the main building.
2. The minimum distance between main buildings on adjacent lots shall be not less than forty [40] feet.

B. [G.] Buildings, walls, fences and landscaping.

1. Eight-foot walls, fences and hedges are allowed on the property line or within the required side and rear yard. Walls, fences and hedges up to twelve [12] feet are allowed subject to a twenty-foot setback from the side and rear property line. Walls, fences and hedges shall not exceed three [3] feet in height on the front property line or within the required front yard, except as provided in article VII. The height of the wall or fence is measured from the inside of the enclosure *Exception:* Where a corner lot does not abut a key lot or an alley adjacent to a key lot, the height of walls, fences and hedges in the yard facing the side street need only conform to the side yard requirements.
2. Swimming pools shall be screened from adjacent properties by a protective fence or permanent structure not less than four and one-half [4 1/2] feet in height. The swimming pool shall be protected by a protective enclosure which shall be controlled by the use of self-closing gates with self-latching devices.
3. A minimum of five [5] percent of all parking lot areas shall be landscaped as determined by use permit. All landscaped areas shall be maintained to city standards.

H. Access. All lots shall have vehicular access on a dedicated street, unless a secondary means of permanent vehicular access has been approved on a subdivision plat.

I. Corral. Corral not to exceed six [6] feet in height shall be permitted on the property line or within the required front, side or rear yard.

Whisper Rock

Unit 6 – Preliminary Plat

06/15/05

SEC. 5.100. R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT SUMMARY TABLE

Development Standard	Ordinance Requirement	Proposed Amendment	Proposed Reduction
A. Minimum Lot Area [Sq. Ft.]	43,000	38,000	12%
B. Minimum Lot Width			
1. Standard Lot	150'	140'	7%
2. "Flag Lot"	150'	120'	20%
C. Density [Dwelling/Lot]	1	1	--
D. Maximum Building Height	30'	--	--
E. Minimum Yard Requirements			
1. Front Yard			
a. Front [Face of building]	40'	30'	25%
b. Front [Double frontage]	40'	30'	25%
c. Front [Corner lot]	40'	30'	25%
2. Side Yard	20'	20'	NC
3. Rear Yard	35'	35'	NC
F. Distance Between Buildings [Min.]			
1. Accessory & Main	10'	10'	--
2. Main Bldg. On Adjacent Lots	40'	40'	NC
G. Walls & Fences			
1. Standard	8'	8'	--
2. With 20' Setback	12'	12'	--
3. Within Required Front Yard	3'	3'	--
H. Access			
I. Corral [Height]	6'	--	--

* Maximum reductions allowed by Administrative Approval as set forth in the ESL ordinance [Sec. 7.857.A].

Whisper Rock

LANDSCAPE AND REVEGETATION PROGRAM.

[This information is an excerpt from the approved Whisper Rock Master Environmental Design Concept Plan.]

Due to the low-density of the Whisper Rock development, the primary landscape theme for the project common areas and community facilities will focus on maintaining the inherent natural desert setting of the site. A significant portion of the project will be left as undisturbed Natural Area Open Space [NAOS]. Disturbance of the existing landscape will only occur during the construction of infrastructure and within designated building envelopes on the single-family neighborhoods.

Landscape Character Zones. The landscape concept for Whisper Rock features three character zones:

Undisturbed Natural Areas. Undisturbed natural areas are those areas that are not disturbed during the development of the project. These areas may be counted towards the NAOS requirements for the related lot, parcel or community. Per the ESL ordinance, undisturbed natural areas may be supplemented with additional indigenous materials.

Revegetated Natural Areas. Revegetation will be used to restore the natural desert character of site that has been disturbed during project construction or may have been previously disturbed by off-road vehicles or the old studio use. Many of these areas will be will be used for NAOS credit where appropriate.

Enhanced Natural Areas. Areas that feature community theme elements such as parcel entries, monument or parcel signs, etc. will be enhanced with additional native and near-native vegetation to complement and highlight the area. These areas will not be visible from outside of the community, will not be credited as NAOS and will be the maintenance responsibility of the master developer or future homeowners association.

This technique is consistent with design elements of other desert developments in north Scottsdale including Terravita, Bellasera, Desert Mountain, Troon North, etc.

Note: The landscape character elements described herein apply to only community common areas. Residential design techniques will be established with the Whisper Rock Design Guidelines and/or C.C. and R.'s. Design character for other uses such as the golf course or future non-residential parcels will be submitted separately for review and approval.

Landscape And Revegetation Areas. During the implementation of the Whisper Rock community, potential areas anticipated for disturbance include the roadway cuts and fills, drainage improvements [storage basins, wash stabilization, etc.] and utility installation. These areas will be restored using revegetation techniques described above as well as the following supplemental concepts:

Cuts and Fills for Infrastructure. Cut and fill slopes will be constructed to mimic natural grades adjacent to the site where practical. Varying slopes of 2:1 or less will be used where the soil supports the grades naturally. In addition, the transition areas [where cut and fill slopes tie into

Whisper Rock

natural grades] will be softly rounded to blend naturally and avoid sharp edges. Additionally, slope stabilization as described below may be used to create a stable slope with a natural appearance.

Storm Water Management. The predominant storm-water management component will be the use of the existing, undisturbed washes that traverse the site. Other storm-water management facilities anticipated for Whisper Rock include storage basins, wash stabilization and new wash channel construction. These areas will be handled in a manner consistent with other restoration techniques previously described including naturalistic grading and side slopes, revegetation and stabilization.

Further, per City requirements, storage basins shall be constructed using undulating and rounded shapes to the satisfaction of the Project Coordination Staff.

Erosion Protection & Slope Stabilization. Erosion protection and slope stabilization will be accomplished with the use of granite boulders, natural rip-rap and/or subsurface geo-textiles. These techniques along with revegetation will help re-establish cut or fill areas, washes and other graded conditions within the project.

Revegetation Techniques. The following three techniques will be used for restoring disturbed areas within the development project:

Transplanting. Where practical, many of the materials used for revegetation will be transplanted materials that have been salvaged from on-site construction activities. This includes "boxing-up" larger materials for replanting or temporary storage as well as "bare-root" transplanting of cactus and small shrubs and ground covers.

Container Materials. To supplement the salvaged materials, many of the native plants used for revegetation will be purchased from local plant nurseries. There are a wide variety of native plant species available from local growers that have a good survival rate once installed.

Hydro-seeding. In small areas that are not proposed to be NAOS [utility easements, rights-of-ways, etc.] or other remote areas a hydro-seed mix of site specific native shrubs, ground covers and grasses will be utilized to restore the ground plane and stabilize the soil. These areas may be supplemented with bare-root cactus transplants and granite boulders as available from on-site.

Note: In some locations, a combination of the three techniques described above may be used.

Scenic & Vista Corridors. In addition to the landscape area within the right-of-way, one-hundred [100] foot Scenic Corridor is required along Scottsdale and Pima Roads and a fifty [50] foot Scenic Corridor is required along Lone Mountain Road.

The Scenic Corridors are intended to provide a natural setback along arterial and collector streets in the ESL district. The master developer of Whisper Rock is proposing to use this area as a natural

Whisper Rock

noise barrier also. In-field site analysis has shown that there is a tremendous volume of traffic and traffic noise generated on Scottsdale, Pima and Lone Mountain Roads adjacent to this project.

In areas where residential dwellings may abut these streets, randomly placed, undulating and naturalistic landscape mounds are proposed to help buffer the visual and noise impacts. The mounds will range in size from four to eight feet above natural grade.

Placement of all mounding and architectural theme elements shall occur within rear fifty-feet of the 100-foot Scenic Corridor adjacent to Scottsdale and Lone Mountain Roads

These landscape features will also be landscaped to a natural condition as described in the revegetation program above and will feature natural side slopes that vary from 2:1 to less than 4:1 to create a more organic appearance. The specific on-site design of these landscape components will insure that no natural washes are interrupted or disturbed with the implementation of the mounds. Further, trails within these corridors can be designed to maximize the trail users experience. The height of the berm and the vegetation would provide better mitigation measures than any other technique and will blend with the site much better than a perimeter wall. See the attached concept sketch provided.

One Scenic Corridor Wash [+750 c.f.s.] bisects the Whisper Rock development site as shown on the previous map. This wash will be preserved and buffered as outlined in the City's guidelines. A multi-use trail is proposed to run through this wash corridor and will utilize the existing sandy-bottom surface for the trail surface.

Landscape Lighting. Low-voltage lighting is anticipated to accent important community landscape locations such monument signs, neighborhood identity signs and the associated landscape features. Fixtures will feature properly shielded sources of light per City ordinances.

PLANT PALETTE.

[This information is an excerpt from the approved Whisper Rock Master Environmental Design Concept Plan.]

Indigenous Plants. Two 100' x 100' sample area inventories of the site were taken to establish the base plant palette for the project. All of the materials identified below are suitable for use in all three landscape character zones.

Common Name	Sample Area 1	Sample Area 2
Foothill Palo Verde	6	8
Native Mesquite	3	0
Catclaw Acacia	4	6
Hackberry	1	0
Lycium	4	1
Greythorn	1	1
Jojoba	8	7
Rattany	2	3

Whisper Rock

Unit 6 – Preliminary Plat

06/15/05

Ephedra	2	1
Canyon Ragweed	5	4
Turpentine Bush	31	13
Bursage	60	341
Saguaro Cactus	1	1
Barrel Cactus	1	1
Ocotillo	0	1
Staghorn Cholla	5	18
Hedgehog Cactus	0	10
Banana Yucca	5	0

Additional Indigenous Plants. The following indigenous plants were not found within the sample areas, however, some are present on the site or within the ESL district of Scottsdale and are therefore suitable for use within the Whisper Rock community:

- | | | |
|-----------------------|-------------------|-------------------|
| ▪ Ironwood Tree | ▪ Giant Bursage | ▪ Desert Spoon |
| ▪ Cottonwood | ▪ Sugar Bush | ▪ Mormon Tea |
| ▪ Juniper | ▪ Brittlebush | ▪ Desert Milkweed |
| ▪ Prickly Pear Cactus | ▪ Desert Marigold | ▪ Chuparosa |
| ▪ Yucca | ▪ Fairy Duster | ▪ Creosote bush |

Enhanced Area Plants. The following indigenous plants are suitable for use within the ESL district and may be utilized within the community:

- | | | |
|------------------------|--------------------|------------------------|
| ▪ Cordia species | ▪ Mexican Primrose | ▪ Agave species |
| ▪ Red Yucca | ▪ Penstemon | ▪ Aloe species |
| ▪ Dalea species | ▪ Salvia species | ▪ Arizona Yellow Bells |
| ▪ Leucophyllum species | ▪ Ruellia species | ▪ Angelita Daisy |
| ▪ Verbena | ▪ Deer Grass | |

Turf. Per stipulations, turf, if provided, shall be permitted interior to the site and shall be limited as outlined below [exception: golf course].

- Turf will not be visible from outside of project
- Turf will be limited to common areas or private residences only
- No turf will be permitted in right-of-way
- Common bermuda grass is not permitted

Other Materials. The plant palette described above will be supplemented with the following native materials:

Granite. Where feasible to do so, no imported decomposed granite will be used in Whisper Rock. Native top soil/rock will be stockpiled during construction for re-use in restoration and revegetation areas.

Whisper Rock

Rip-rap. Local rock excavated from utility and infrastructure construction will also be stockpiled for use as a natural rip-rap material. This natural rip-rap will be used as necessary to stabilize slopes and potential erosion areas adjacent to drainage elements. In visible locations, the rip-rap will be treated with a man-made desert varnish product such as "Permeon".

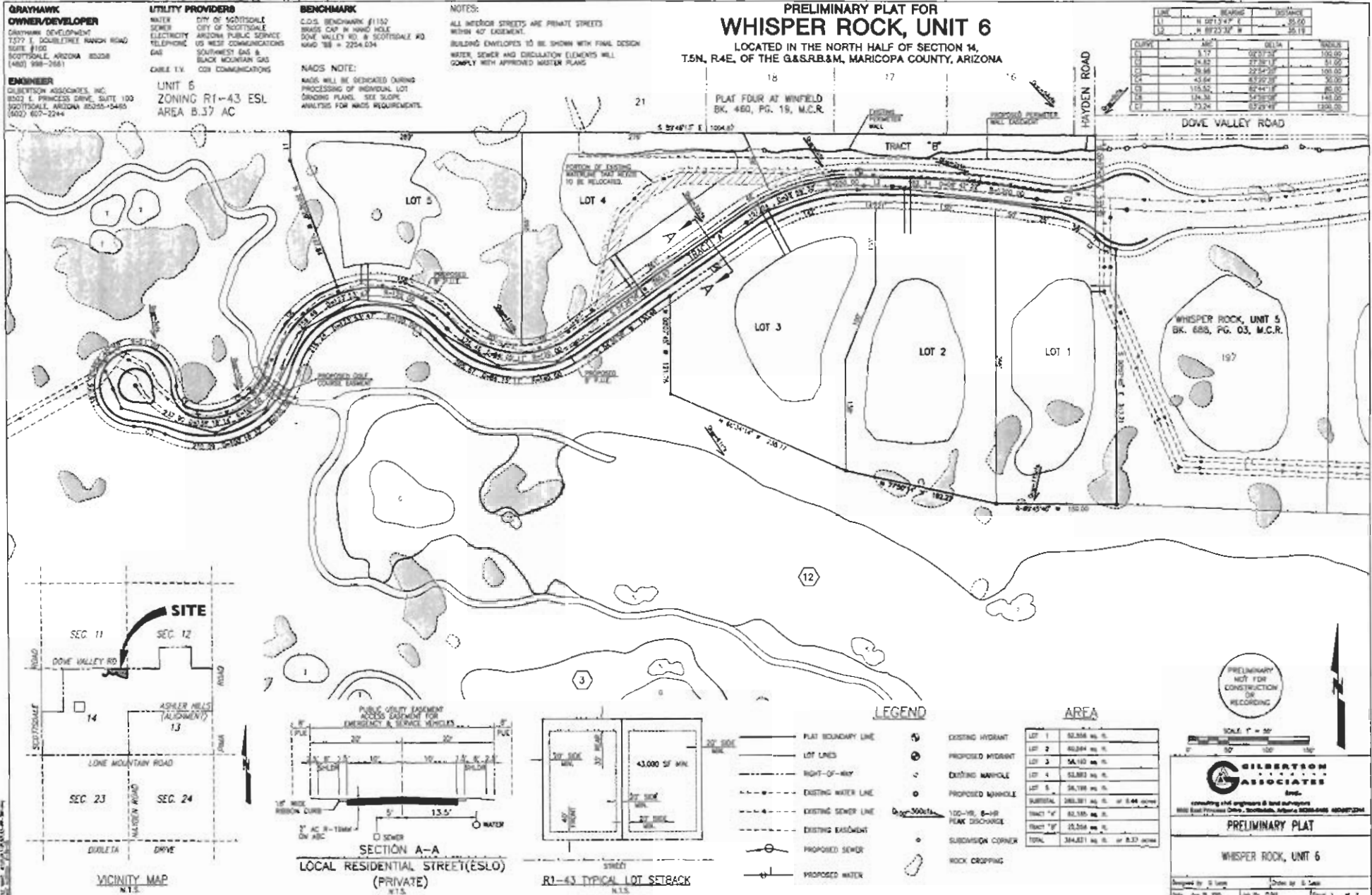
Boulders. The development project site is strewn with granite boulders in a wide range of shapes and sizes. Compatible materials will be used [salvaged from the site and imported] to further enhance the natural appearance of the landscape in all three character zones.

Culverts & Headwalls. All culverts, headwalls and/or other such structures will be integrally colored or stained a color that closely blends with the surrounding granite ground cover

Irrigation. Revegetation areas will be temporarily irrigated until all plants have been securely established as indicated below:

Trees..... Up to Three Years
Shrubs & Ground Covers..... Up to One Year

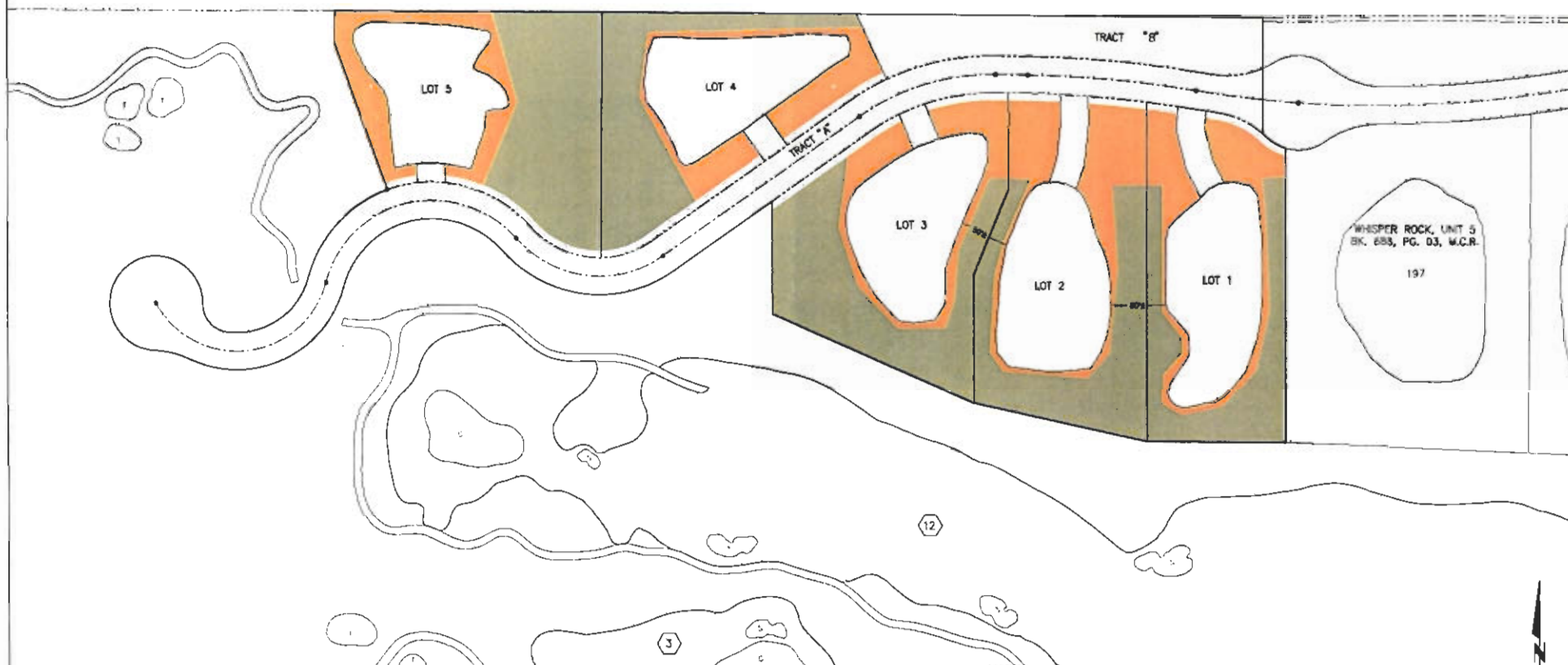
The irrigation program will vary depending on the size and location of the revegetation site. Many areas will be irrigated with a temporary drip irrigation system. However, in small or remote areas, plants will be hand-watered until established. Hydro-seed areas will be watered pursuant to the applicator's requirements.



10-PP-2005

07/01/05

NAO.S. ANALYSIS EXHIBIT
WHISPER ROCK, UNIT 6
 LOCATED IN THE NORTH HALF OF SECTION 14,
 T.5N, R.4E, OF THE G&SR.B&M, MARICOPA COUNTY, ARIZONA



LOT 1	32,000 sq. ft.
LOT 2	36,000 sq. ft.
LOT 3	36,000 sq. ft.
LOT 4	36,000 sq. ft.
LOT 5	36,000 sq. ft.
TRACT A	10,000 sq. ft. ± 0.44 acres
TRACT B	10,000 sq. ft. ± 0.44 acres
TRACT C	10,000 sq. ft. ± 0.44 acres
TRACT D	10,000 sq. ft. ± 0.44 acres
TRACT E	10,000 sq. ft. ± 0.44 acres
TRACT F	10,000 sq. ft. ± 0.44 acres
TRACT G	10,000 sq. ft. ± 0.44 acres
TRACT H	10,000 sq. ft. ± 0.44 acres
TRACT I	10,000 sq. ft. ± 0.44 acres
TRACT J	10,000 sq. ft. ± 0.44 acres
TRACT K	10,000 sq. ft. ± 0.44 acres
TRACT L	10,000 sq. ft. ± 0.44 acres
TRACT M	10,000 sq. ft. ± 0.44 acres
TRACT N	10,000 sq. ft. ± 0.44 acres
TRACT O	10,000 sq. ft. ± 0.44 acres
TRACT P	10,000 sq. ft. ± 0.44 acres
TRACT Q	10,000 sq. ft. ± 0.44 acres
TRACT R	10,000 sq. ft. ± 0.44 acres
TRACT S	10,000 sq. ft. ± 0.44 acres
TRACT T	10,000 sq. ft. ± 0.44 acres
TRACT U	10,000 sq. ft. ± 0.44 acres
TRACT V	10,000 sq. ft. ± 0.44 acres
TRACT W	10,000 sq. ft. ± 0.44 acres
TRACT X	10,000 sq. ft. ± 0.44 acres
TRACT Y	10,000 sq. ft. ± 0.44 acres
TRACT Z	10,000 sq. ft. ± 0.44 acres

NAO.S. CALCULATIONS

BASED ON THE SLOPE ANALYSIS PREPARED BY GILBERTSON ASSOCIATES, DATED 04/10/03, THE REQUIRED NAO.S. FOR THIS PLAT IS 41.78, 8.37 ACRES ± 0.417 = 3.49 ACRES REQUIRED.

THE TOTAL AREA OF THE 5 PROPOSED LOTS IS 6.44 ACRES. EACH LOT WILL BE REQUIRED TO DEDICATE A MINIMUM OF 54.2% AS NAO.S. INITIAL NAO.S. ALLOCATION IS 6.44 ± 0.342 = 3.48 ACRES.

LEGEND

- THE PREFERRED LOCATION FOR NATURAL NAO.S. DEDICATIONS PER ENVIRONMENTAL CONDITIONS.
- AREA AVAILABLE FOR ADDITIONAL NAO.S. DEDICATION AS NECESSARY TO MEET MINIMUM REQUIREMENTS.

NOTES

THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS INTENDED TO ILLUSTRATE THE CAPACITY FOR EACH LOT TO DEDICATE THE REQUIRED AMOUNT OF NAO.S.

SOME OR ALL OF THE NAO.S. WILL BE DEDICATED ON THE FINAL PLAT. THE REMAINING REQUIRED NAO.S. WILL BE DEDICATED ON A LOT BY LOT BASIS BY THE SINGLE FAMILY DEVELOPER AT THE TIME OF DEVELOPMENT OF EACH LOT.

FINAL NAO.S. LOCATIONS WILL BE APPROVED BY C.D.S. STAFF DURING THE FINAL PLANS REVIEW PROCESS FOR THE FINAL PLAT AND THE INDIVIDUAL LOT DEVELOPMENT, IF NEEDED.

THE BUILDING ENVELOPES WILL VARY IN SIZE FROM 17,000 SQ. FT. TO 22,000 SQ. FT., DEPENDING ON ENVIRONMENTAL CONSTRAINTS.

THERE WILL BE A MINIMUM OF 50' OF SEPARATION BETWEEN BUILDING ENVELOPES.

FINAL DRIVEWAY LOCATIONS MAY VARY PER THE ENVIRONMENTAL CONSTRAINTS OF EACH LOT AND WILL BE FINALIZED AT THE TIME OF SINGLE FAMILY DEVELOPMENT.

SCALE: 1" = 50'

GILBERTSON ASSOCIATES
 Inc.
 Consulting and engineering & land surveyors
 4801 East Phoenix Drive, Suite 100, Phoenix, Arizona 85044-4444 (602) 777-1234

NAO.S. ANALYSIS EXHIBIT

WHISPER ROCK, UNIT 6

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448-PA-2004